

Site Fact Sheet
Little Elk Creek
Area-Wide One Cleanup Program Pilot Project
Vicon Property
Route 213 and Dogwood Road
Elkton, MD 21921

Property Description

The 60-acre inactive Vicon property is currently zoned for commercial and industrial purposes. Currently, municipal water and sanitary sewer services are not provided to the vacant site, although both are available to accommodate future development at the property.

An underutilized industrial park located along the Little Elk Creek in Cecil County, Maryland has been selected as an Area-Wide Pilot Project under U.S. EPA's One Cleanup Program and Land Revitalization initiatives. The goals of the Little Elk Creek Pilot Project is to address a widespread groundwater contamination problem stemming from multiple industrial sources within a geographic area and support development and reuse needs of the surrounding community.

Surrounding land use includes residential properties to the southeast and northeast and industrial land use to the south. Dogwood Run (a tributary of Little Elk Creek) is located along the western property boundary. Topography at the property slopes gently toward Dogwood Run. Shallow groundwater flow beneath the property varies locally across the site.

ORIGINAL

Property History

In 1919, Victory Sparkler & Specialty Company purchased the property and manufactured fireworks and small ordnance products under a U.S. government contract until 1946. In 1932, Gideon Steffey briefly assumed ownership of the property which was re-sold to Victory Sparkler & Specialty Company in that same year. In 1946, Michael Pastuszek purchased the property as an individual entity and under the corporate titles of Penn Materials Company in 1947; and, Sheppard Company in 1953. It is unclear as to what types of activities occurred on the property during this nine year period.

Between 1953 and 1980, Sheppard Company manufactured explosives under a U.S. Army contract. The manufacture of military high explosives, incendiary devices, and military blasting caps ended in 1955 and the manufacture of fireworks ceased in the early-1960s. In 1980, the estate of Michael Pastuszek acquired the property which was sold to Vicon Corporation in 1981. The buildings on-site were demolished in 1983. In 1987, Elkton Village Limited Partnership



briefly assumed ownership of the property until it was sold in that same year to Michael Davitt and Baldwin & Associates, Inc. The property was purchased in 1993 by Windsor Pointe. Since 1980 the property has been inactive.

Environmental Investigations

In 1978, an explosives investigation concluded that there was no explosive hazard associated with site soils and this finding was corroborated by another study conducted in 1987, which concluded that the explosives hazard associated with the site was minimal.

In 1990, the Maryland Department of the Environment (MDE) conducted a Preliminary Assessment (PA) of the site and recommended further investigation, based on past fireworks and munitions manufacturing activities. In 1990, an environmental investigation concluded that contaminants on site did not pose an environmental risk and recommended no further testing. In September 1994, MDE completed a Focused Site Inspection (FSI) which identified contamination in soils, and in surface water and sediments in the settling ponds, and in the adjacent Dogwood Run surface water body.

In March 2002, Windsor Pointe, Inc. submitted a Voluntary Cleanup Program application seeking a No Further Requirements Determination as an inculpable person. The Department requested supplemental sampling to further characterize the entire site. The supplemental investigation included installation of eight new groundwater monitoring wells, excavation of fifty-three test pits with surface and/or subsurface soil samples collected from each pit, and sampling of a total of 21 new and pre-existing monitoring wells. Soil and groundwater samples were tested for a wide range of potential contaminants, including volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), priority pollutant metals (PPM), explosives, total petroleum hydrocarbons (gasoline and diesel range organics) (TPH-DRO and TPH-GRO), polychlorinated biphenyls (PCBs), and perchlorate. Multiple detected organic and metal contaminants exceeded the Department's groundwater cleanup standards, including trichloroethene (TCE), tetrachloroethene (PCE), naphthalene, antimony, chromium, lead, and nickel. No contaminants were detected in surface water or sediment at concentrations above the corresponding Department cleanup standards. Three metals, arsenic, lead, and mercury, were detected in surface soil above the Department's non-residential cleanup standards, though the mercury detect was below the regional anticipated typical concentration. TPH-DRO was detected in subsurface soil in a limited area above the non-residential cleanup standard. No detected noncarcinogenic or carcinogenic contaminants in soil or groundwater presented an unacceptable risk for vapor intrusion.

Contaminants

Chlorinated solvents and inorganics have been detected in the groundwater beneath the site.

Cleanup and Next Steps

The Voluntary Cleanup Program approved Windsor Pointe, Inc.'s application in June 2003. The Department notified Windsor Pointe, Inc. that a response action plan (RAP) must be developed and implemented to address environmental conditions at the site before the Department can issue a Certificate of Completion. A RAP was required because the property is in a groundwater use area and contaminants were detected in groundwater at concentrations above the drinking water standard. The participant submitted a proposed RAP in March 2004. The plan proposes long-term groundwater monitoring, a groundwater use prohibition on the property, and other institutional controls. Future plans for the site include subdividing the property for nonresidential development.

Lead Agency and Contacts

MDE is the lead agency for this site and continues to work with Windsor Pointe, Inc. on remediation of the property.

EPA Contact

Ms. Lorie Baker - 3HS34
US Environmental Protection Agency - Region III
1650 Arch Street
Philadelphia, PA 19103-2029
Phone: (215) 814-3355
Email: baker.lorie@epa.gov

State Contact

Mr. Jim Metz, Chief
Voluntary Cleanup/Brownfields Division
Maryland Department of the Environment
1800 Washington Blvd., Suite 645
Baltimore, MD 21230-1719
Phone: (410) 537-3400
Email: jmetz@mde.state.md.us